



Flat 4, 27-29 Swan Road, Harrogate, North Yorkshire, HG1 2SB

£400,000

Guide Price

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A beautifully presented and spacious three-bedroom duplex penthouse apartment forming part of this attractive double-fronted Victorian townhouse situated in this prime Harrogate position within the town centre.

This well-proportioned property is arranged over the first and second floor and provides well-presented accommodation comprising a large sitting room, together with dining kitchen and downstairs WC. Upstairs, there are three double bedrooms, bathroom and en-suite shower room. The property has the advantage of a secure gated car park with private parking space.

Swan Road is a highly desirable and sought-after address, being just a few minutes' walk from the heart of Harrogate town centre where there is an excellent range of amenities on offer.





FIRST FLOOR

SITTING ROOM

A spacious reception room with sash window to front and attractive fireplace with living-flame gas fire.

DINING KITCHEN

With dining area and window to rear. The kitchen comprises a range of fitted wall and base units with gas hob, oven and integrated fridge / freezer with space for other appliances.

CLOAKROOM

With WC and washbasin.

FIRST FLOOR

BEDROOM 1

A double bedroom with window to front.

EN-SUITE SHOWER ROOM

With WC, washbasin and shower. Heated towel rail and skylight window.

BEDROOM 2

A double bedroom with window to front.

BEDROOM 3

A further double bedroom with window to rear, fitted wardrobes and cupboards.

BATHROOM

A modern white suite with WC, washbasin, and bath with shower above. Heated towel rail. Skylight window.

OUTSIDE

To the rear of the property there is a secure gated car park and the apartment has an allocated parking space.

AGENT'S NOTE

The property has a long lease, with an original term of 999 years.

Subletting is permitted.

Pets are not permitted.

Short-term holiday lets are not permitted.

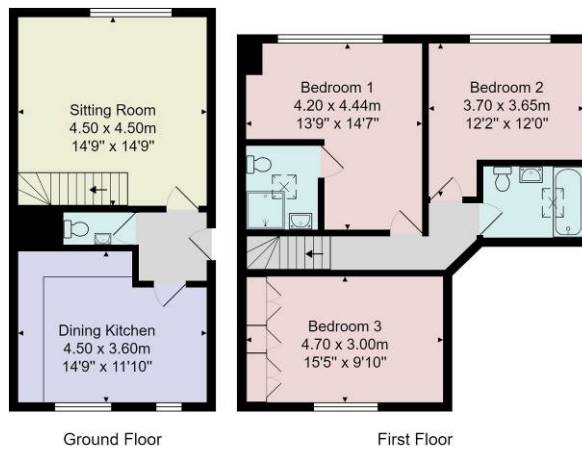
The service charge is currently £4,000 to £5,000 per annum, depending on the work planned each year.

There are eight flats in the building.

Tenure - Leasehold

Council Tax Band - E





Total Area: 96.7 m² ... 1040 ft²

All measurements are approximate and for display purposes only.
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